

tinuing with said line of the Hendersonville-Greenville Highway North 2-45 West Three Hundred Twelve feet to the place of beginning; containing 31.2 acres.

This mortgage is junior to that certain mortgage given on April 26, 1947 by the same parties to Mrs. Elizabeth B. Ricketts and recorded in Book 362 at page 121 in the sum of \$1800.00 and to that certain mortgage given by the same parties to Mrs. Elizabeth B. Ricketts on November 5, 1947, and recorded in Book 373 at page 16, in the sum of \$1000.00.

The above described land is the same conveyed to us by J.B. Ricketts, Trustee, on the 27 day of November, 1942 deed recorded in the office of Register of Mesne Conveyance for Greenville County, in Book 249 Page 403

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises unto the said Mrs. Elizabeth B. Ricketts and her

Heirs and Assigns forever.

And we do hereby bind ourselves and our Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, and her Heirs and Assigns, from and against ourselves and our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And we, the said mortgagors, agree to insure the house and buildings on said land for not less than Two Thousand and No/100----- Dollars, in a company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire with extended coverage during the continuation of this mortgage, and make loss under the policy or policies of insurance payable to the mortgagee, and that in the event we shall at any time fail to do so, then the said mortgagee may cause the same to be insured as above provided and be reimbursed for the premium and expense of such insurance under this mortgage. Upon failure of the mortgagor to pay any insurance premium or any taxes or other public assessment or any part thereof the mortgagee may at his option declare the full amount of this mortgage due and payable.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if we the said mortgagors, do and shall well and truly pay, or cause to be paid unto the said mortgagee the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said note, then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise to remain in full force and virtue.